

**Chairperson**  
Bernard Frezza

**Vice-Chairperson**  
Anthony Piloizzi

**Secretary**  
Joseph Anzelone

**Counsel for the Board**  
Joseph Ballirano, Esq.



**Building Official**  
Bernard J. Nascenzi, C.B.O.

**Zoning Board Members**  
Richard Fascia  
Thomas Lopardo

**Alternate Board Members**  
Dennis Cardillo  
Albert Colannino

**Recording Secretary**  
Holli Stott

**JOHNSTON ZONING BOARD OF REVIEW**  
100 Irons Avenue, Johnston, Rhode Island 02919  
**Tel: 401-231-4000 ext 4068 Fax: 401-231-4181**

## **MINUTES**

**April 26, 2012**

The Zoning Board of Review held its monthly meeting on the 26th day of April 2012 at 7:00 p.m., at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI. All persons interested in the following proposals had been requested to be present at this time.

Present: Bernard Frezza, Chairman, Anthony Piloizzi, Vice-Chairman, Joseph Anzelone, Richard Fascia, Albert Colannino, Thomas Lopardo and Dennis Cardillo. Also present: Holli Stott, Recording Secretary and Dianne Edson, Stenographer

Mr. Piloizzi made the motion to approve the minutes of the March 29, 2012 meeting. Mr. Fascia seconded the motion. A voice vote was taken; all in favor.

Mr. Piloizzi also made a motion to correct the minutes regarding 42 Putnam Pike, correction noted and fixed by zoning clerk, Holli Stott. Mr. Fascia seconded the motion. A voice vote was taken; all in favor.

## **New Business**

### **A. File 2012-11**

LOCATION: 28 Sunnyside Avenue  
OWNER: EMJ Realty  
APPLICANT: Ernest Motta  
LOT: AP 13 — Lot 360; 20,832 sq. ft.; I- Zone  
EXISTING USE: Industrial, Manufacturing and Warehouse  
PROPOSAL: Warehouse

**Use Variance** petitioned under Article III, § 340-8 Table of Use Regulations subsection 11.4

Mr. Ernest Motta, owner of the property was sworn in and he explained to the board that he owns the building and the four separate businesses in this particular building and what his next business opportunity is. He would like to use this space as a wholesale liquor distributor for beer, wine and whisky. Mr. Motta showed the board his federal basic permit to the board, Mr. Piloizzi made a motion to accept exhibit A in the record and Mr. Lopardo seconded the motion. A voice vote was taken; all in

favor. Mr. Motta explained to the board that there will only be about two deliveries per month to his warehouse during the hours of 8 am and 4:30 pm. Mr. Motta then showed the board his approval from the fire department. Mr. Pilozzi made a motion to accept exhibit B in the record and Mr. Fascia seconded the motion. A voice vote was taken; all in favor. Mr. Motta also gave to the board his BCI check. Mr. Pilozzi made a motion to accept exhibit C in the record and Mr. Lopardo seconded. A voice vote was taken; all in favor. Mr. Motta explained to the board that he will be using a small truck or van to deliver to his vendors or the truck will go directly to them. He showed the where the fire suppression and where he is going to place his product. Mr. Motts also explained that he would like to place a 60' x 60' building on another lot for possible expansion of this liquor wholesaling business. Mr. Pilozzi explained to Mr. Motta that he would have to come back to the board another time with that proposal.

No one for or against

Mr. Pilozzi made a motion to approve. Mr. Lopardo seconded the motion. A voice vote was taken; all in favor.

#### **B. File 2012-13**

LOCATION: 56 Reservoir Road  
OWNER/APPLICANT: Susan DiMaria  
LOT: AP 43 — Lot 254; 20,000 sq. ft.; R-40 Zone  
EXISTING USE: Single Family Dwelling  
PROPOSAL: 24'x24' Detached garage

**Dimensional Variance** petitioned under Article V, § 340-25 Authorized departures from yard regulations, subsection C, Accessory Structures

Susan and Michael DiMaria were sworn in and Michael explained to the board that he had just recently moved in with his mother after the loss of his father a month earlier and he needs to build a two car garage for storage which will be a metal building with two garage doors. Mr. Fascia was not very happy with the idea of it being a “metal” building so he made the applicants go and get a picture of the garage that they would like to erect on their property.

Mr. Pilozzi made a motion to continue this applicant until the end of the meeting. Mr. Fascia seconded the motion. A voice vote was taken; all in favor.

#### **C. File 2012-14**

LOCATION: 83 Waterman Avenue  
OWNER: Jayden's Playhouse, LLC - Michael and Carol Breault  
APPLICANT: Little Angel's Daycare, Inc. – Michael and Carol Breault  
LOT: AP 16 — Lot 290; 24,000 sq. ft.; R-15 Zone  
EXISTING USE: Daycare  
PROPOSAL: 3'x5' Double sided sign

**Sign Variance** petitioned under Article VIII, § 340-42 Signs permitted in R Districts, Sub Section B

Mr. Michael Breault was sworn in as owner of the property and he explained to the board that he would like to erect a non illuminating sign 3' x 5' double sided. He showed the board where the sign will be going and that there is absolutely no electricity on this island where the sign will be placed so that none of his neighbors will complain about light shining into their windows.

No one for or against

Mr. Pilozzi made a motion to approve. Mr. Fascia seconded the motion. A voice vote was taken; all in favor.

**D. File 2012-12**

LOCATION: 17 Old Greenville Road  
OWNER/APPLICANT: Joseph V. Zonfrilli and Kathleen Amison  
LOT: AP 60 — Lot 6; 118,918.80 sq. ft.; R-40 Zone  
EXISTING USE: Single Family Dwelling  
PROPOSAL: Detached two car garage

**Dimensional Variance** petitioned under Article III, § 340-9 Table of Dimensional Regulations, Article V, § 340-25 Authorized departures from yard regulations, subsection C, Accessory Structures

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— REAR YARD	75'	43'	32'

Mr. Al Russo and Mr. Joseph Zonfrilli were both sworn in and Mr. Zonfrilli explained to the board that he would like to erect a two car garage for the fact that everyone in his house is starting to drive and they need the room for parking of the extra vehicles that will be on his property. Therefore, his hardship is that his children have vehicles.

Mr. Pilozzi made a motion to approve. Mr. Lopardo seconded the motion. A voice vote was taken; all in favor.

Mr. Pilozzi made a motion to recess. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

**Recess 8:00**

**Back to Order 8:17**

**B. File 2012-13**

LOCATION: 56 Reservoir Road  
OWNER/APPLICANT: Susan DiMaria  
LOT: AP 43 — Lot 254; 20,000 sq. ft.; R-40 Zone  
EXISTING USE: Single Family Dwelling  
PROPOSAL: 24'x24' Detached garage

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**Dimensional Variance** petitioned under Article V, § 340-25 Authorized departures from yard regulations, subsection C, Accessory Structures

Continued from earlier in the meeting. Mr. DiMaria showed the board pictures of what he would like to erect in his back yard. Mr. Fascia is very happy with the pictures and he withdrew any negative comments that he had said earlier.

Mr. Piloizzi made a motion to approve. Mr. Lopardo seconded the motion. A voice vote was taken; all in favor.

Mr. Ballirano asked the zoning clerk, Holli Stott what the status is with the masonry business on Greenville Avenue. I explained to him that the owner of the property has come into the zoning office with his application that is being worked on and that there is spot for him on the May agenda.

Mr. Piloizzi made a motion to adjourn. Mr. Lopardo seconded the motion. A voice vote was taken; all in favor.

**Adjourn 8:30**